

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Anthony Suliveras  
Katherine Maxey Suliveras a/k/a Katherine  
Maxey a/k/a Katherine Wheeler a/k/a Katherine Wheeler  
Maxey

Debtor(s)

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a  
Quicken Loans Inc.

Movant

vs.

Anthony Suliveras  
Katherine Maxey Suliveras a/k/a Katherine Maxey a/k/a  
Katherine Wheeler a/k/a Katherine Wheeler Maxey

Debtor(s)

Scott F. Waterman

Trustee

CHAPTER 13

NO. 22-12103 PMM

11 U.S.C. Section 362

**ORDER**

ORDERED THAT: upon failure of Debtor(s) and the Trustee to file and Answer or otherwise plead:

The Motion for Relief from the Automatic Stay of all proceedings is granted and the Automatic Stay of all proceeding, as provided under Section 362 of the Bankruptcy Abuse Prevention and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362, is modified with respect to the subject premises located at 413 Nottingham Avenue, Lancaster, PA 17601 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



**Date: June 21, 2023**

Patricia M. Mayer

United States Bankruptcy Judge.